

AN ORDINANCE 2018-09-20-0763

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 18.408 acres out of CB 4167 from "RE" Residential Estate District to "C-2" Commercial District.

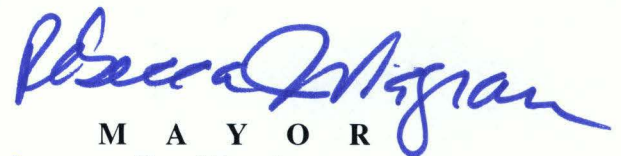
**SECTION 2.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**SECTION 3.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

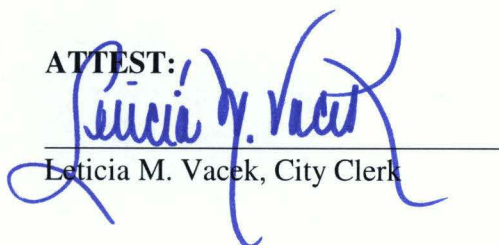
**SECTION 5.** This ordinance shall become effective September 30, 2018.

**PASSED AND APPROVED** this 20<sup>th</sup> day of September 2018.


  
M A Y O R

Ron Nirenberg

ATTEST:

  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

  
for Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>Z-11</b>						
<b>Date:</b>	09/20/2018						
<b>Time:</b>	02:23:55 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2018257 (Council District 3): Ordinance amending the Zoning District Boundary from "RE" Residential Estate District to "C-2" Commercial District on 18.408 acres out of CB 4167, generally located at Loop 1604 and South Flores Road. Staff and Zoning Commission recommend Approval. (Continued from August 16, 2018)						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8	x					
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

SG/lj  
09/20/2018  
Item No. # Z-11

# **EXHIBIT “A”**

Z2018257



STATE OF TEXAS §  
COUNTY OF BEXAR §

BEING A 18.408 ACRE TRACT OF LAND OUT OF THE MANUAL DE LUNA SURVEY NO. 3, ABSTRACT NO. 8, BEXAR COUNTY, TEXAS, BEING 16.740 ACRES OUT OF LOT 3 AND 1.668 ACRES OUT OF LOT 8, COUNTY BLOCK NO. 4167, IVY SUBDIVISION, AS RECORDED IN VOLUME 9524, PAGE(S) 14-22 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½" iron rod found in the south right-of-way line of Charles Anderson Loop (220' right-of-way, A.K.A. Loop 1604) for the northeast corner of said Lot 8, same being the northwest corner of Lot 4 of said Ivy Subdivision;

**THENCE**, leaving the south right-of-way line of Loop 1604, with the common line of said Lots 8 and 4, the following five (5) courses and distances:

1. **S 07°33'39" W**, a distance of **49.96 feet** (S 07°45'29" W, 50.00 feet per plat) to a ½" iron rod found for the point of curvature of a curve to the right;
2. **320.88 feet** (320.93 feet per plat) with the arc of said curve to the right, having a radius of 360.00 feet, a central angle of 51°04'13" (51°04'38" per plat), and a chord which bears S 33°17'12" W (S 33°17'48" W, 310.41 feet per plat) a distance of 310.37 feet to a ½" iron rod found for the end of said curve;
3. **S 58°45'15" W**, a distance of **223.45 feet** (S 58°50'07" W, 223.22 feet per plat) to a ½" iron rod found for the point of curvature of a curve to the left;
4. **268.04 feet** (267.44 feet per plat) with the arc of said curve to the left, having a radius of 300.00 feet, a central angle of 51°11'28" (51°04'38" per plat), and a chord which bears S 33°07'45" W, a distance of 259.21 feet (S 33°17'48" W, 258.67 feet per plat) to a ½" iron rod found for the end of said curve;
5. **S 07°45'47" W** (S 07°45'29" W per plat), a distance of **344.23** to the southeast corner of this herein described tract;

Exhibit "A"

Z2018257

**THENCE**, leaving the west line of said Lot 4, over and across said Lots 8 and 3, the following two (2) courses and distances:

1. **N 82°11'58" W**, passing at a distance of 60.34 feet the common line between said Lots 8 and 3 and continuing over and across said Lot 3 for a total distance of **282.57 feet** to an angle point; and
2. **N 70°59'53" W**, a distance of **434.84 feet** to the southwest corner of this herein described tract, lying in the west line of said Lot 3, same being the east line of Lot 10 of said Ivy Subdivision;

**THENCE**, with the common lines of said Lot 3 and 10, the following three (3) courses and distances:

1. **N 19°00'27" E** (N 19°00'27" E per plat), a distance of **717.90 feet** to a ½" iron rod found for the point of curvature of a curve to the left;
2. **127.41 feet** (127.22 feet per plat) with the arc of said curve to the left, having a radius of 420.00 feet, a central angle of 17°22'52" (17°21'19" per plat), and a chord which bears N 10°14'47" W, a distance of 126.92 feet (N 10°19'21" W, 126.74 feet per plat) to a ½" iron rod found for the end of said curve;
3. **N 01°45'18" E**, a distance of **133.92 feet** (N 01°38'41" E, 133.19 feet per plat), to a ½" iron rod set in the south right-of-way line of Loop 1604 for the northwest corner of said Lot 3 and this herein described tract, same being the northeast corner of said Lot 10;

**THENCE**, **S 82°14'31" W** (the bearing basis), with the south right-of-way line of Loop 1604, passing at a distance of 935.89 feet (936.01 feet per plat), a ½" iron rod found for the northeast corner of said Lot 3, and continuing for a total distance of **995.83 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 18.408 acres (801,843 square feet) of land, more or less with in these metes and bounds.

FIELD BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF LOOP 1604 AS FOUND MONUMENTED ON THE GROUND AND AS SHOWN ON THE PLAT OF IVY SUBDIVISION, RECORDED IN VOLUME 9524, PAGE(S) 14-22, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.


  
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Caesar A. Garcia  
RPLS No. 5904  
January 18, 2018



Exhibit "A"